

Property at 00064 ANVIL DRIVE

Prop ID 1060064

Printed 19-Feb-2010 8:22 PM Design and Layout (C) Right/Angles

| Administrative Information | |
|----------------------------|------------------|
| Owner name: | NICHOLAS TERRI E |
| Second name: | |
| Address: | 64 ANVIL DRIVE |
| City/state: | AVON CT |
| Zip: | 06001 |

Building Valuation Summary

| | | Area | |
|---------------------------|----------------------------------|------|---------|
| Dwelling | Frame 2 story w/bsmt | 935 | 185,650 |
| Basement | Full | | |
| Heating | Yes A/C No | | |
| Plumbing | 3 F/B H/B Add'l fix. Wh/p Saunas | | 7,200 |
| Attic | None Attic size: | | |
| Additions | | | 72,700 |
| Other Features | M Stks Unfin 3,500 | | 6,110 |
| Sub-Total | | | 271,660 |
| Grade | B- Factor 1.1700 | | 317,840 |
| CDU | C&D Factor 1.00 | | 317,840 |
| Depreciation | 25 % | | 238,380 |
| Computed cost value @ 70% | | | 166,870 |

| Location Information | | | | | |
|----------------------|--------------|------------|--------------------|------------------------|---------|
| Map: 023 | Clerk map: | | | | |
| Lot: 1060064 | Neigh.: | Zone: R40 | Vol: 118 Page: 622 | | |
| Assessments | | Exemptions | | Last sale | |
| Assmt category | Qty Amount | Exempt Cat | Amount | Sale date: 24-Jun-1980 | |
| Resident Land | .92 94,500 | | | Sale price: | 38,500 |
| Resident Dwelling | 1.00 166,870 | | | Sale valid: | |
| Resident Excess | .02 110 | | | Values | |
| | | | | Mkt value : | |
| | | | | Cost value: | 373,540 |
| Summary | | Utilities | | Sales ratios | |
| Total assessments | 261,480 | Water | Unionville | Cost/sale : | 9.7023 |
| Total exemptions | | Sewer | Public sewer | Mkt/sale : | |
| Net assessment | 261,480 | Gas | CNG | Assmt/sale: | 6.7917 |

Building additions

| Category | Type | Area | Value |
|--------------------------|---------------------------|------|--------|
| L Living Area | FRFF Frame first floor | 623 | 50,300 |
| L Living Area | OVER Frame Overhang | 27 | 1,700 |
| P Porches, Patios, Decks | FOFF Frame open first flo | 16 | 700 |
| G Garages | FR Attached frame LE 65 | 563 | 18,100 |
| L Living Area | OVER Frame Overhang | 14 | 900 |
| L Living Area | OVER Frame Overhang | 16 | 1,000 |
| Total additions | | | 72,700 |

Land Information

| Type | Use | Acres/SqFt | Rate | Total | Infl Fact | Value | 70% Value |
|--------------|-----|------------|---------|------------------|-----------|---------|-----------|
| PRIM | 11 | .920 | 135,000 | | | 135,000 | 94,500 |
| Primary Site | | 40,075 | | | | | |
| RES | 12 | .020 | 7,500 | | | 150 | 110 |
| Residual | | 871 | | | | | |
| .9400 acres | | | | Total land value | | 135,150 | 94,610 |

Residential Dwelling Information

| Subject | Code | Description | Condominium | |
|-------------------------|------|------------------|------------------|-------------------|
| Style | 06 | Contemporary | | |
| Exterior Walls | 10 | Vertical Siding | | |
| Roof Material | 01 | Asphalt Shingles | Story Height 2.0 | |
| Roof Type | 01 | Gable | | |
| Foundation | 01 | Poured Concrete | Total Rooms | 8 |
| Interior Walls | 02 | Drywall | Garage cars | 2 |
| Floors | 05 | W/W over sub-flo | Bedrooms | 4 |
| Heating System | 01 | Hot Water | Unfinished area | |
| Fuel | 02 | Natural Gas | Family Rooms | 1 |
| Attic | 99 | None | Dormer linear f | |
| Grade | 37 | B- | Full Baths | 3 |
| Garage | 22 | Attached 2 car | Masonry trim sf | |
| Area Over Gar. | 99 | None | Finish bsmt sz | |
| Basement | 01 | Full | Addtn'l fixtures | Rec Room Size 200 |
| Bsmt Fin Qual | 02 | Rec Room w/o air | Whirlpools | Living area 2,550 |
| Air Condition | 99 | None | Saunas | # Living Units |
| Interior Cond | 05 | Good | M/F stacks | 1 |
| Exterior Cond | 05 | Good | W/B stacks | |
| | | | W/B openings | |
| Actual Year Built: 1981 | | | | |

